



CAT A, CAT B and  
Managed floors in a  
prominent corner  
building

- CAT A, B & Managed
- VRV air conditioning
- Bicycle storage and showers
- Large open plan office floor
- BREEAM excellent rating
- 3 x 8 person passenger lifts
- Car parking available

# 69 Wilson Street

London, EC2A 2BB

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	4,000 to 9,748 sq ft / 371.61 to 905.62 sq m
<b>Rent</b>	£65.00 - £69.50 per sq ft (Managed offering available on request)
<b>Business Rates</b>	Third Floor - £23.00 psf
<b>Service Charge</b>	£6.50 per sq ft
<b>EPC</b>	B

## Property Highlights

The available offices have been extensively refurbished with high quality CAT B fit out on both the third and fourth floors with the fourth floor benefitting from a private terrace.

The building has an impressive large entrance area with a commissionaire. Secure bicycle storage is available with on-floor shower facilities.

## Location

The building is located on the corner of Worship Street and Wilson Street, north of Finsbury Square and just south of vibrant Shoreditch. The building is close to the Amazon UK Headquarters and the new Stage Shoreditch development, home to Shakespeare's Curtain Theatre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
6th	2,897	Let
4th - South	5,748	Available
4th - North	6,295	Let
3rd	6,295	Let
2nd - CAT B	6,295	Let
1st - Part (available as whole)	3,816	Let
1st - Part (available as whole)	6,295	Let
3rd - North	4,000	Available
<b>Total</b>	<b>41,641</b>	



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## Amenities & Specifications

— Fitout Concept: CAT B